

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

April 16, 2009



Street Abandonment SC 09-03: The District

LOCATION: a 100-foot wide and 250-foot long segment of public right-of-way for South Washington Avenue between East 26th and East 27th Streets in Bryan, Brazos County, Texas

APPLICANT(S): The District (John McBeth)

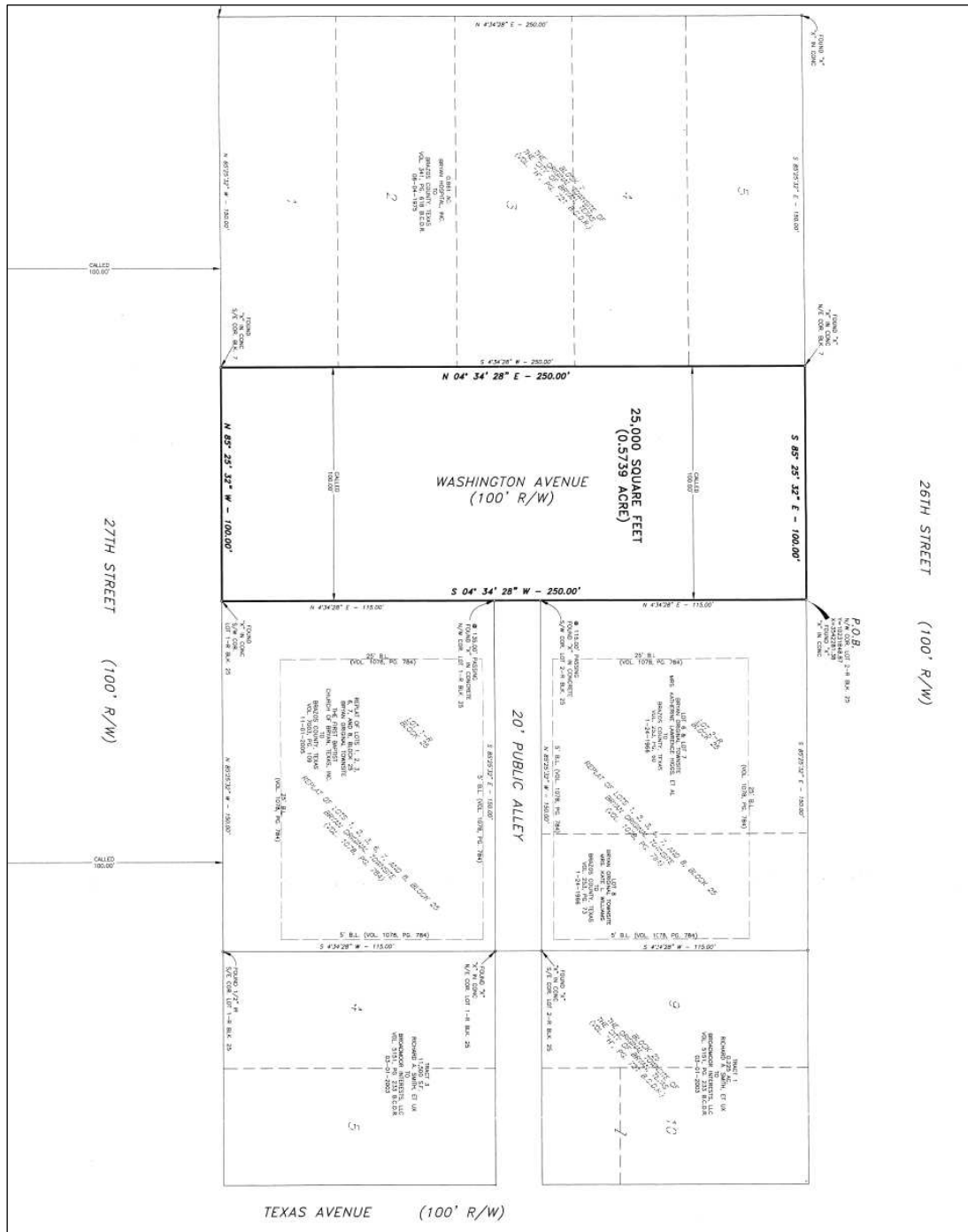
AGENT: Powers Brown Architecture (Nazir Khalfe)

STAFF CONTACT: Julie Fulgham, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the requested right-of-way abandonment, **subject to** a condition. Please see page three of this staff report for a more detailed description of staff's recommendation.



SURVEY:



BACKGROUND AND ANALYSIS:

The applicants, The District, are requesting the abandonment of a 100-foot wide and 250-foot long segment of public right-of-way for South Washington Avenue. This request is one of three requests scheduled for consideration by the Planning and Zoning Commission on April 16, 2009 to abandon public rights-of-way in this vicinity to facilitate the planned development of property between East 26th and East 27th Streets with a multi-storied parking garage. The parking garage is proposed to replace the surface parking lots located on either side of this portion of Washington Avenue.

Many portions of Washington Avenue have previously been abandoned. Currently Washington Avenue extends for two city blocks south of William J. Bryan Parkway and then is abandoned for the next 2.5 city blocks to the south, until it intersects with East 31st Street. Abandoning this portion of right-of-way for Washington Avenue will not affect connectivity within this area of the city due to these previous abandonments and the grid system of streets within the area.

Acting on behalf of the general public, only Bryan's City Council is authorized to officially abandon all or portions of rights-of-way dedicated for public use. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon any such rights-of-way.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** the requested right-of-way abandonment, subject to the following condition:

- **that the requested abandonment of right-of-way not be completed until the City of Bryan has approved a formal replat encompassing all property which the applicants owns and/or will own after abandonment of this right-of-way.**

Abandoning the subject right-of-way, as recommended, will allow this land to be integrated with adjacent land in the Bryan Original Townsite. This rearrangement of land now within this right-of-way is believed to have the most likely long-range public benefit.